

DESIGN

1997

DESIGN COMMITTEE MINUTES

CITY OF _____
C O Q U I T L A M



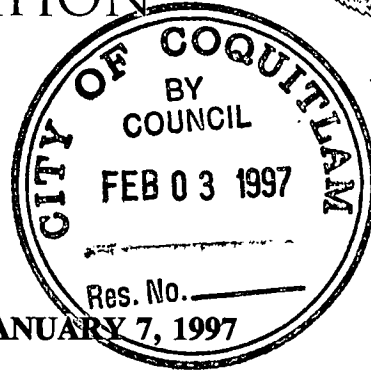
INTER-OFFICE COMMUNICATION

1997 January 7

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - JANUARY 7, 1997**



T-2

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, January 7, 1997 with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. G. Shinkewski
- Mr. A. Smode

STAFF:

- Mr. K. McLaren, Development Control Technician
- Mr. N. Maxwell, Planning Assistant

GUESTS:

- Mr. J. Wong
- Mr. A. Davies
- Ms. V. Symington
- Mr. R. Chan
- Mr. A. Lee

1) **(96 102013 MF) BUILDING PERMIT REVIEW OF PROPOSED 39 UNIT TOWNHOUSE DEVELOPMENT AT 1751 PADDOCK DRIVE**

The Committee reviewed the plans received in the Planning Department December 20, 1996, and January 3, 1997, the coloured landscape plan received November 1, 1996, and the coloured elevation drawings with colour material samples received November 5, 1996.

Design Committee Minutes
1997 January 7

1) cont'd/

The Committee recommends acceptance of the project subject to:

- a) the applicants confirming the type of materials proposed for the retaining walls;
- b) the surface of the southern amenity area and its connecting pathway being upgraded from the loose gravel surface to something such as interlocking paving stones or stamped concrete.

2) **(96 101856 AO) BUILDING PERMIT REVIEW OF THE ADDITIONS TO THE EXISTING CHURCH AT 2813 GLEN DRIVE**

The Committee reviewed the plans previously received in the Planning Department, the Building Permit plans received December 16, 1996, and the colour material sample board and colour perspective drawing both received April 9, 1996.

The Committee recommends acceptance of the proposed additions.

3) **(96 102081 AM) DEVELOPMENT PERMIT AMENDMENT REVIEW OF THE EAGLEQUEST GOLF FACILITY AT 1001 UNITED BOULEVARD**

The Committee reviewed the plans previously received in the Planning Department and the revised drawings received December 18, 1996.

The project architect, Mr. Jim Wong, and the owners representative, Mr. Alan Davies, were in attendance to present the revised plans and coloured information. After presenting the drawings and coloured information and after answering the Committee's questions, the delegation left the meeting.

The Committee would reiterate their previous comment that they cannot support the modifications being proposed. The design has suffered considerably as a consequence of the changes. The original design, even though it was simple in its approach, had a certain form and character and good proportions.

The Committee suggests that the applicants relook at the project with a view to recapturing the design elements which made it a supportable project.

4) **(96 048588 DV) BUILDING PERMIT REVIEW OF THE PROPOSED GYMNASIICS CENTRE AT 98 BRIGANTINE DRIVE**

The Committee reviewed the plans previously received in the Planning Department and the revised coloured perspective drawing presented at this meeting.

The project owner, Ms. V. Symington was in attendance to present the revised plans and coloured information. After explaining the revised information, and after answering the Committee's questions, Ms. Symington left the meeting.

The Committee recommends acceptance of the project in preliminary. As part of the building permit application the proponent should bring forward a firm colour scheme supplemented with a partially colour rendered elevation drawing. The applicant should also review the proportions of the raised parapet elements over the entry and develop a lighting programme to provide the needed accents.

5) **(96 049247 RO) PROPOSED ADDITION TO SINGLE FAMILY DWELLING HOUSING PROJECT AT 3058 PLATEAU BOULEVARD**

The Committee reviewed the plans previously received in the Planning Department along with the perspective drawing submitted on January 7, 1997.

The home owner, Mr. R. Chan and the designer, Mr. A. Lee, were in attendance to present the latest drawing. After explaining this alternative and after answering the Committee's questions, Mr. Chan and Mr. Lee left the meeting.

The Committee stated that the addition, as currently proposed, quite likely cannot be built due to the competing roof and ground slopes. With this in mind, the applicant should carefully analyse the foregoing and provide accurately drawn section plans, demonstrating the proposed addition.

In conjunction with the above, the Committee would again suggest that if the applicant intends to use the new space as a "greenhouse" it should be designed as such rather than being perceived as a house addition.

Once revised and additional plans are prepared they should be submitted for further review by the Committee.

Design Committee Minutes
1997 January 7

6) **(96 101907 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 116 UNIT APARTMENT COMPLEX AT 528 ROCHESTER AVENUE**

The Committee reviewed the plans previously received in the Planning Department, the revised drawings received January 2, 1997, and the colour material sample board June 11, 1996.

The Committee recommends acceptance of the proposed building.



NEIL MAXWELL
Secretary

NM/ms

CITY OF _____

COQUITLAM

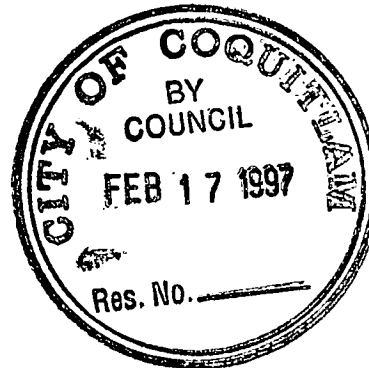
INTER-OFFICE COMMUNICATION



1997 January 21

TO: Growth Management Committee

FROM: Design Committee



SUBJECT: DESIGN COMMITTEE MINUTES - JANUARY 21, 1997

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, January 21, 1997 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky

STAFF:

Mrs. D.E. Day, Planning Director
Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. J. Wong
Mr. A. Davies

1) **DISCUSSION ON FORMAT AND STRUCTURE CHANGES TO THE COMMITTEE**

Mrs. D. Day, Planning Director, was present to discuss the topic of change. Background information was provided on how other City Committees are structured and chaired as well as how this particular Committee relates to the City in general. Since there are some inconsistencies, it was recommended and agreed by the members present that they elect, from amongst their membership, a Chair and Deputy Chair. Mr. K. Anand was nominated as Chair and he accepted. Likewise Mr. W. Haley was nominated and he accepted the position of Deputy Chair. Mr. Anand and Mr. Haley agreed to act in these capacity for a six-month trial period (end of June) and then reverse roles.

Other matters which were discussed related to having the minutes critiqued by the Chair prior to finalization, the requesting of applicants to provide 11"x17" reduced copies of their proposal for distribution to the members prior to the meeting and trying to limit the number of delegations to a maximum of three. If the number is greater than three, then the Committee will attempt to hold a special meeting.

On the matter of increased "cut-off" deadlines, the Committee expressed a desire to leave it as it is, however, if staff are unable to be prepared in time for the meeting given the complexity of the proposal or competing priorities, they would be given the latitude of scheduling it to the next meeting.

2) **(96 102081 AM) DEVELOPMENT PERMIT AMENDMENT REVIEW OF THE EAGLEQUEST GOLF FACILITY AT 1001 UNITED BOULEVARD**

The Committee reviewed the coloured materials submitted previously as well as the revised proposal received in the Planning Department January 17, 1997.

Mr. A. Davies, the owners representative and Mr. J. Wong, the project architect, were in attendance to present the latest revisions. After explaining the plan adjustments and after answering the Committee's questions, Mr. Davies and Mr. Wong left the meeting.

The Committee would again restate their past comments that the original approved design, was far more elegant. It had good proportions and a certain feeling of charm and character which is lacking in this latest proposal.

The applicants should review the proportions of the glassed areas versus the solids. The proportions of other building elements are also somewhat awkward, particularly the main entrance.

3) **(96 048588 DV) BUILDING PERMIT REVIEW OF PROPOSED GYMNASIICS CENTRE AT 98 BRIGANTINE DRIVE**

The Committee reviewed the previous material along with the revised perspective and coloured information received in the Planning Department January 21, 1997.

The Committee noted that the darkened wall sections which have been removed must be reinstated as without them the building becomes somewhat ordinary. When reinstating these darkened sections, the Committee requests that they be thickened and where they meet the roof line they be extended upwards to accentuate them as a design feature.

Still with the colour scheme, the Committee noted that the window frame and the base wall colours are acceptable, however, the upper plum coloured strip should be removed. When reinstating the darkened wall panels, its colour must be carefully selected to be compatible with the others.

Finally, the method of constructing the relief panels must be clarified.

4) **(97 101729 PY) PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 1750 HARTLEY AVENUE**

The Committee reviewed the preliminary plans and coloured information received in the Planning Department January 20, 1997

The Committee recommends acceptance of the project in preliminary. They noted that the charm of the building is made up primarily by the ornamental metal work. Without these elements the building would be an ordinary structure and therefore the Committee would expect that they be retained at the building permit application stage.

If this proposal does proceed, the Committee would be looking for the usual construction details plus:

1. Information on rooftop mechanical equipment and refuse container screening;
2. The colours proposed for the overhead and man doors.

Design Committee Minutes
1997 January 21

5) **(96 101362 CN) BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 1450 HARTLEY AVENUE**

The Committee reviewed the plans submitted earlier on November 19, 1996 and the revised plans and colour scheme received in the Planning Department January 16, 1997.

The Committee recommends acceptance of the project noting a higher quality screen should be considered for the refuse enclosure.

6) **(96 050933 RZ) PRELIMINARY REVIEW OF PROPOSED 68 UNIT APARTMENT PROJECT AT 522 SMITH AVENUE**

The Committee reviewed the revised preliminary plans received in the Planning Department January 16, 1997 and the section detailed submitted on January 21, 1997.

The Committee commented that the revised plans adequately resolve the past areas of concern therefore they can now recommend acceptance of the project in preliminary.



NEIL MAXWELL
Secretary

NM/ms

CITY OF _____
C O Q U I T L A M



INTER-OFFICE COMMUNICATION

1997 February 04

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - FEBRUARY 04, 1997**

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, February 04, 1997 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. G. Shinkewski
Mr. W. Haley
Mr. A. Smode



STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. R. Fung
Mr. R. Coleman
Mr. B. Morton
Mr. J. Aalders
Mr. R. Bolus
Mr. P. Dooley

1) **(96 050868 MF) BUILDING PERMIT REVIEW OF THE 55 UNIT APARTMENT COMPLEX AT 1413 BRUNETTE AVENUE**

The Committee reviewed the plans previously received in the Planning Department, the Building Permit drawings received January 21, and January 29, 1997, the colour material sample board received April 02, 1996, and the letter from the architect and the latest revised colour material sample board.

The Committee recommends acceptance of the project, however, they do request the submission of an elevation drawing accurately colour rendered to confirm the intended colour scheme.

Mr. K. Anand arrived at this point in the meeting.

2) **(96 102081 AM) DEVELOPMENT PERMIT AMENDMENT REVIEW OF THE EAGLEQUEST GOLF FACILITY AT 1001 UNITED BOULEVARD**

The Committee reviewed the plans and coloured materials submitted previously as well as the revised proposal received in the Planning Department January 17, 1997.

The Committee thanks the applicants for the revised submissions which attempted to resolve their noted concerns. It is the Committee's opinion that the applicants are missing an opportunity to create a building which would, through its simple yet well organized lines and design elements, be a real asset to the community. The project as currently proposed is not of the same design quality as the original proposal.

The Committee was advised that the applicants wish to proceed with the design in its current state. The Committee feels this is unfortunate, however, it does not affect their opinion in relation to the modified design.

3) **(96 048588 DV) PRELIMINARY PERMIT REVIEW OF PROPOSED GYMNASTICS CENTRE AT 98 BRIGANTINE DRIVE**

The Committee reviewed the previous material, the revised drawings received in the Planning Department January 27, 1997, and the revised coloured information presented at this meeting.

Mr. R. Fung, the project designer, and Mr. R. Coleman, the construction manager, were in attendance to present the revised drawings and answer the Committee's questions. After explaining the project and after answering the Committee's questions the delegation left the meeting.

The Committee does not support the latest design. In fact the Committee feels the design is regressing in terms of architectural interest. The project was close to approval in mid-December. The applicants should return to those plans and resolve the design issues associated with that submission.

4) **(96 046479 CN) PROPOSED EXTERIOR CHANGES TO THE BUILDING UNDER CONSTRUCTION AT 1395 UNITED BOULEVARD**

The Committee reviewed the revised plans received in the Planning Department January 31, 1997, and the letter from the architect received February 04, 1997.

Mr. B. Morton, the project architect, was in attendance to present the revised drawings and answer the Committee's questions. After explaining the project and after answering the Committee's questions the delegation left the meeting.

The Committee generally supports the simplified design, however, as a consequence, the project has suffered somewhat, particularly the United Boulevard elevation. The Committee believes more interest and relief is warranted and therefore suggests that the applicants review the following:

1. the first panels, in both directions, on the prominent southwest corner;
2. the "depth" of the raised roof areas;
3. the proportions of the raised roof elements versus wall heights.

In addition to the above, the Committee requests that the "man door" on the front elevation be relocated to the east elevation, the support walls under the entry be squared off and a rooftop equipment screen detail be supplied.

5) **(97 102989 DP) PRELIMINARY REVIEW OF THE EXTERIOR ALTERATIONS FOR CHAPTERS BOOKS AT 2991 LOUGHEED HIGHWAY**

The Committee reviewed the plans, coloured photographs, and colour material samples all received in the Planning Department January 31, 1997.

A delegation consisting of the project architects, Mr. J. Aalders, Mr. R. Bolus and the owners representative, Mr. P. Dooley, were in attendance to present the revised drawings and answer the Committee's questions. After explaining the project and after answering the Committee's questions the delegation left the meeting.

Design Committee Minutes
1997 February 04

5) cont'd/

The Committee commends the applicants on their thorough presentation and the proposed design for this major tenant. The only areas which warrant further consideration are:

1. The transition points between Moxies Restaurant roof on the one side and the BCAA offices store front on the other.
2. The rear elevation of this proposed tenancy given the visible nature of this elevation.

Plans and information which respond to the areas of concern noted above are requested.


NEIL MAXWELL
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1997 February 18

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - FEBRUARY 18, 1997**

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, February 18, 1997 with the following persons present:

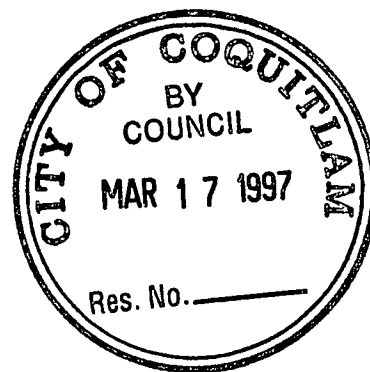
COMMITTEE MEMBERS:

Mr. K. Anand (Chair)

Mr. B. Aichberger

Mr. W. Haley

Mr. A. Smode



STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. R. Fung

Mr. R. Coleman

Mr. B. Morton

1) (96 050868 MF) BUILDING PERMIT REVIEW OF A 55-UNIT APARTMENT COMPLEX AT 1413 BRUNETTE AVENUE

The Committee reviewed the coloured material sample board received April 02, 1996, the modified coloured material sample board received February 04, 1997 and the supplementary coloured elevation drawing submitted on February 18, 1997.

The Committee recommends acceptance of the project.

Mr. K. Anand arrived at this point in the meeting.

2) **(97 103423 RZ) PRELIMINARY REVIEW OF A PROPOSED 76-UNIT TOWNHOUSE APARTMENT COMPLEX AT 835 WESTWOOD STREET**

The Committee reviewed the plans and coloured elevation drawings received in the Planning Department February 06, 1997.

The Committee's initial reaction was that the development shows promise. The Committee also noted that additional information is required on some aspects of the project while other areas require detailed review and reconsideration. The Committee therefore requests that the applicants review and respond to the following matters:

1. A coloured material sample board is requested to confirm the colour scheme. If the coloured perspective is representative of the colour scheme, then the colours are too dark.
2. Information on fencing in general is requested and in particular along the railroad tracks. In that area, the Committee questions what noise abatement methods are being proposed.
3. The side elevations of the 'A' units have some design merit, however, the front and rear elevations of the blocks of units are uninspiring. Even though the one typical building appears to be well articulated, additional design consideration is required.
4. The entrance stairs, particularly to the front of the units, have a "ladder-like" appearance which is considered to be inappropriate.
5. The form and purpose of the peaked, false roof elements require further consideration.
6. Information on the pond and the interconnecting pathways is requested, i.e. paving and bridge materials, etc.

3) **(96 048588 DV) PRELIMINARY PERMIT REVIEW OF PROPOSED GYMNASTICS CENTRE AT 98 BRIGANTINE DRIVE**

The Committee reviewed the previous material, the revised drawings received in the Planning Department January 27, 1997, and the revised coloured information received February 14, 1997.

3) cont'd/

Mr. R. Fung, the project designer, and Mr. R. Coleman, the construction manager, were in attendance to present the revised drawings and answer the Committee's questions. After explaining the project and answering the Committee's questions the delegation left the meeting.

The Committee thanks the applicants for their response to the previous comments. The design concept is now supportable in preliminary, based on the following:

1. The dark plum colour will be lightened to something close to the rose tone indicated on the latest coloured perspective.
2. A widened reveal line will be created to define where the colours change on the building walls.
3. The reveal lines will be given a consistent treatment around the building and in particular, adjacent to the main entrance feature.
4. The raised roof parapets will be "squared off" and the two which align with the main entrance, will be extended onto the roof.
5. The "picture frame" to the right of the main entrance is to be adjusted to be consistent with the location of the one on the left side of the entrance.

4) **(96 046479 CN) PROPOSED EXTERIOR CHANGES TO THE BUILDING UNDER CONSTRUCTION AT 1395 UNITED BOULEVARD**

The Committee reviewed the revised plans received in the Planning Department January 31, 1997, and February 14, 1997.

Mr. B. Morton, the project architect, was in attendance to present the revisions and answer the Committee's questions. After explaining the revisions and answering the Committee's questions, Mr. Morton left the meeting.

The Committee recommends acceptance of the revisions, subject to the applicants reviewing further, the treatment proposed for the new windows on the first panel on the south-west side of the building.

5) **(97 104195 PY) PRELIMINARY REVIEW OF THE INDUSTRIAL
BUILDING AT 1650 HARTLEY AVENUE**

The Committee reviewed the plans received in the Planning Department February 14, 1997, and the coloured information presented at this meeting.

Mr. B. Morton, the project architect, was in attendance to present the drawings and answer the Committee's questions. After explaining the project and answering the Committee's questions, Mr. Morton left the meeting.

The Committee complimented the applicants on the proposed design. The proposal is recommended in preliminary. If the development proceeds to the building permit application stage, the Committee would be looking for the usual details plus a response to their suggestion that a break in the wall plane on the west elevation be introduced where the office and the maintenance shop meet.



NEIL MAXWELL
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

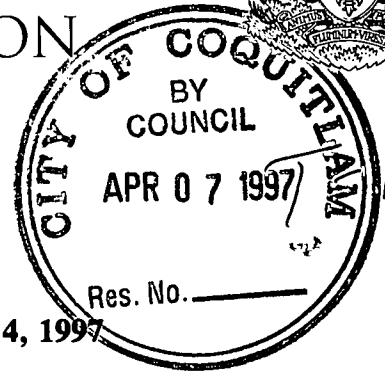


1997 March 4

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - MARCH 4, 1997**



A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 4, 1997 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. W. Haley
Mr. A. Smode

STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. H. Hatch

1) **(97 102989 DP) PRELIMINARY REVIEW OF THE PROPOSED EXTERIOR ALTERATIONS TO THE CHAPTERS BOOK STORE AT 2991 LOUGHEED HIGHWAY - PINETREE VILLAGE SHOPPING CENTRE**

The Committee reviewed the plans and coloured information previously received in the Planning Department and the revised plans and coloured information received February 28, 1997.

The Committee thanks the applicants for the response to the Committee's past comments. The general direction in terms of modifying the roof element where it joins with "Moxies Restaurant" is acceptable, however, a roofplan is required to further describe the proposal. Information on what is being proposed at the transition point with the tenant to the north, B.C.A.A., is still outstanding.

1) cont'd/

While still very supportive of the project, the above items must be resolved prior to issuance of any building permit for the intended renovations.

2) **(97 104392 DP) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE EXISTING CARE FACILITY AT 1131 DUFFERIN STREET**

The Committee reviewed the coloured photographs, letter from the architect, and drawings all received in the Planning Department February 6, 1997.

The Committee recommends acceptance of the proposed addition.

3) **(97 101872 AO) BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO THE EXISTING SCHOOL AT 699 ROBINSON DRIVE, MOUNTAIN VIEW ELEMENTARY**

The Committee reviewed the plans previously received, the colour material sample board, coloured elevations, coloured photographs and the letter from the architect all received in the Planning Department March 3, 1997.

The Committee heartily supports the applicants desire to upgrade the school in relation to safety matters and to create a recognizable front entrance. The financial encumbrances being placed on the applicants and the design team is unfortunate yet understandable. Having said that, the Committee still feels the applicants are missing an opportunity in terms of creating a stronger design statement at the entrance.

The existing school facade along Smith Avenue, even though it is somewhat "dated", does have a certain rhythm. This should be carried through to the entrance area, i.e. the doors and glazing. The proposed entry feature is somewhat understated.

The Committee appreciates the School District's objective in terms of colour palette for the various schools, however, more latitude should be shown on occasions. Perhaps with a rethinking of the form and character of the entrance design itself and with the use of greater colour contrast, a more exciting entry can be generated.

In summary, the Committee cannot recommend approval of the works as currently proposed and would request that the applicants submit revised plans and information in response to the above concerns.

4) **(96 045794 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED 36 UNIT APARTMENT COMPLEX AT 1136 BRUNETTE AVENUE**

The Committee reviewed the previous material colour material, the revised drawings received in the Planning Department January 27, and February 27, 1997, and the revised coloured information presented at this meeting.

The project architect, Mr. Harvey Hatch, was in attendance to present the revised drawings and answer the Committee's questions. After explaining revisions to the project and after answering the Committee's questions Mr. Hatch left the meeting.

The Committee does not support the suggested colour modifications or the manner in which additional glazing is being proposed for the amenity area. The main colour concern relates to the painted wall shingles. These shingles should have a warmer, lighter colour. Some concern was also expressed regarding the roof colour.

On the matter of providing natural light into the amenity room, the applicants should adjust the finished grade and install the maximum glazing, as discussed.

5) **(97 103264 PY) PRELIMINARY REVIEW OF A PROPOSED 160-UNIT APARTMENT COMPLEX AT 2950 PANORAMA DRIVE**

The Committee reviewed the plans, colour material sample board, and coloured elevation drawings all received in the Planning Department February 27, 1997.

The project architect, Mr. Harvey Hatch, was in attendance to present the drawings and answer the Committee's questions. After explaining the project and answering the Committee's questions Mr. Hatch left the meeting.

The Committee noted with interest, how the project architect has been able to integrate the buildings onto this very steeply sloping site. The preliminary plans are commendable. If this project reaches the building permit application stage, the Committee would be looking for the usual details plus the following:

- 1) the use of treated cedar roofing shingles, not the asphalt shingles currently proposed;
- 2) the elimination of the firewall, from Building 4, if possible;
- 3) the adding of some "punch" to the colour scheme.

The Committee also wanted to emphasize that extreme care must be taken to maximize the liveability of the ground floor units in the two upper buildings, given their northern exposure, limited outdoor space and the grade difference to the property line.

6) (97 104560 PY) PRELIMINARY REVIEW OF A PROPOSED 52 UNIT TOWNHOUSE DEVELOPMENT AT 1486 JOHNSON STREET

The Committee reviewed the plans, coloured elevation drawing, and colour material sample board all received in the Planning Department February 21, 1997.

The Committee commends the applicants on the manner in which they have integrated the development to the steep slopes of the site. The unit designs, though quite simple, have good proportions and are very effective. There were however, a few areas where additional information or reconsideration is felt to be warranted. These areas are:

- 1) the colour scheme. There was some concern expressed that it is too muted. In addition, the sample board does not seem to include all of the colours indicated on the coloured elevation.
- 2) the landscaping. The proposed planting within the site appears sparse, particularly the areas between the unit blocks. In addition, the Committee questions the appropriateness of the lawns given the site slopes.
- 3) the common amenity areas. The two areas indicated seem small in relation to the number of proposed units.
- 4) the site cross-sections. Several sections in the more severely sloping areas are requested to demonstrate flat backyards, privacy fencing, retaining structure heights and materials, and the privacy factor between units.

In summary, while very supportive of the project, additional plans and information on the above is required so the Committee can finalize its preliminary review of this development.



NEIL MAXWELL

Secretary

NM/ms

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



T-2

1997 March 18

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - MARCH 18, 1997

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 18, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. W. Haley
Mr. P. Kwasnicky
Mr. A. Smode



STAFF:

Ms. Laura Giesbrecht, Planning Assistant

GUESTS:

Mr. Al Javid

1) AS-BUILT REVIEW OF THE EXISTING COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 3033 ROBSON DRIVE

The Committee reviewed the previously approved plans and coloured information in addition to the letter from the owner, and photographs of the existing building received in the Planning Department March 17, 1997.

The Committee compliments the applicant on the appearance of the finished building as a whole. While the Committee does appreciate the difficulties faced by the applicant in terms of site constraints, they request the submission of an as-built site plan clearly showing the paving area installed by Wesbild at the corner, and the walkway in relation to the front entrance.

Mr. B. Aichberger arrived at this point in the meeting.

2) **(97 101872 AO) BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO THE EXISTING SCHOOL AT 699 ROBINSON DRIVE, MOUNTAIN VIEW ELEMENTARY - 2ND REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, the letter from the architect, revised coloured elevation drawing received March 17, 1997, and the revised colour chips received March 18, 1997.

The Committee thanks the applicants for their response to the Committee's earlier concerns. While the Committee believes the proposed project is heading in the right direction, they still feel the front entrance should be made more inviting. A revised coloured perspective showing the latest colour scheme is requested.

3) **(97 104577 CN) BUILDING PERMIT REVIEW OF THE PROPOSED ADDITION TO THE MACKIN PARK FIELDHOUSE BUILDING AT 1046 BRUNETTE AVENUE - 1ST BUILDING PERMIT REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, the Building Permit plans received February 28, 1997, the revised coloured elevation drawing and colour chips received March 14, 1997.

The Committee thanks the applicants for their response to the Committee's past comments. The Committee recommends acceptance of the proposed addition.

4) **(97 104560 PY) PRELIMINARY REVIEW OF A PROPOSED 52 UNIT TOWNHOUSE DEVELOPMENT AT 1486 JOHNSON STREET - 2ND PRELIMINARY REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, the revised drawings, letter from the architect, and colour material sample board received March 14, 1997.

The Committee thanks the applicant for the response to the Committee's earlier concerns. The Committee recommends acceptance of the proposed townhouse development in preliminary, however they do request the submission of a sample of the concrete roofing material.

5) **(97 103444 DP) PRELIMINARY REVIEW OF THE PROPOSED 76 UNIT TOWNHOUSE COMPLEX AT 835 WESTWOOD STREET - 2ND PRELIMINARY REVIEW**

The Committee reviewed the plans and coloured perspective drawings received in the Planning Department February 6, 1997, the coloured site plan and coloured elevation drawing received February 17, 1996, and the colour chips presented at this meeting.

The project designer, Mr. Al Javid, was in attendance to present the drawings and answer the Committee's questions. After explaining the project and after answering the Committee's questions Mr. Javid left the meeting.

The Committee reiterates their previous comments as follows:

1. A coloured material sample board is requested to confirm the colour scheme.
2. Information on fencing in general is requested, and in particular, along the railroad tracks. In that area, the Committee questions what noise abatement methods are being proposed.
3. The side elevations of the 'A' units have some design merit, however, the front and rear elevations of the blocks of units are uninspiring. Even though the one typical building appears to be well articulated, additional design consideration is required.
4. The form and purpose of the peaked, false roof elements require further consideration.
5. Information on the pond and the interconnecting pathways is requested, i.e. paving and bridge materials, etc.

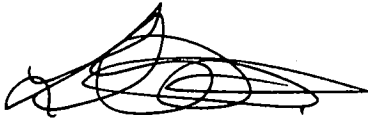
In general the Committee feels the overall project lacks cohesion. The Committee further commented;

- a. The architect has missed an opportunity to create an inviting feel to the townhouse development due to the configuration of the townhouses themselves relative to the internal roadway cutting through the middle of this residential component.
- b. The issue of privacy throughout the site both in terms of the views from one building to another and from the internal amenity space to the residential units requires further study.
- c. The amount of amenity space proposed overall in relation to the density is questioned.

Design Committee Minutes
1997 March 4

5) cont'd/

- d. A proper plan submission complete with floor plans, roof plans, and landscape drawings is requested.



LAURA GIESBRECHT
Acting Secretary

LG/ms

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1997 April 08



T-1

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - APRIL 08, 1997

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, April 08, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. W. Haley
Mr. P. Kwasnicky
Mr. A. Smode



STAFF:

Mr. N. Maxwell

GUESTS:

Mr. B. Low
Mr. R. Taylor
Mr. F. Giampa

1) (96 046913 CN) AS-BUILT REVIEW OF THE EXISTING DAYCARE FACILITY AT 1501 BRAMBLE LANE - FIRST REVIEW

The Committee reviewed the previously approved plans along with the coloured information and the as-built photographs of the development received in the Planning Department April 01, 1997.

The Committee noted the deviations from the approved plans and recommends approval of the changes since they do not compromise the original design intent.

2) **AS-BUILT REVIEW OF THE EXISTING COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 3033 ROBSON DRIVE - SECOND REVIEW**

The Committee reviewed the plans and coloured information previously approved plus the letter from the owner, and photographs of the existing building received in the Planning Department March 17, 1997 and the as-built landscape drawing submitted March 21, 1997.

The Committee believes the departure from the approved plans, in terms of treating the pedestrian entry feature, is unfortunate. The modified access location and its relationship to the interior road connection through the parking lot, has created a potentially unsafe condition. To remedy the situation, the Committee would recommend that the pavers on both sides of the pylon sign be removed and the areas be landscaped so as not to encourage pedestrian movement through this location.

3) **(97 104939 DP) PRELIMINARY REVIEW OF A PROPOSED RE-DEVELOPMENT OF THE PETRO-CANADA STATION AT 831 BRUNETTE AVENUE - FIRST REVIEW**

The Committee reviewed the plans received in the Planning Department March 03, 1997, and coloured elevation drawing and colour sample board both received April 02, 1997.

The site lies within an area of the City where design guidelines have been developed to create a certain architectural theme or character. The proposal before the Committee has not utilized the guidelines as a basis for preparing plans for the re-development of the site. The facility appears to be a prototypical design which is not acceptable in this area. The Committee cannot support this project as currently proposed and therefore recommends that the applicants review and resubmit a design which incorporates the guidelines for this neighbourhood.

4) **(96 101872 AO) PROPOSED ADDITIONS TO THE EXISTING SCHOOL AT 699 ROBINSON DRIVE - MOUNTAINVIEW ELEMENTARY SCHOOL - THIRD REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, and the revised coloured information submitted on March 20, 1997.

Mr. D. Taylor, the project architect, and Mr. B. Low and Mr. F. Giampa, School District representatives, were in attendance to discuss the drawings and coloured information and answer the Committee's questions. After explaining the proposed additions and answering the Committee's questions, the delegation left the meeting.

4) cont'd/

The Committee understands the constraints the designer and the project managers are working under, however, they strongly feel the new entrance should be more inviting and transparent. It is not simply a matter of introducing more glazing to the entry and hallway walls. The form and character of the covered entry feature along with the glass elements should be reviewed further. The Committee also recommended that the applicants review the access stairs to create a more welcoming approach to the new main entrance.

5) **(97 105284 CN) BUILDING PERMIT REVIEW OF THE PROPOSED HOTEL COMPLEX AT 405 NORTH ROAD - FIRST REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, and the building permit plans received March 18, and March 24, 1997.

The Committee recommends acceptance of the project.

Mr. P. Kwasnicky left the meeting at this point.

6) **(97 105347 MF) BUILDING PERMIT REVIEW OF A PROPOSED 39-UNIT TOWNHOUSE DEVELOPMENT AT 1425 PARKWAY BOULEVARD - SILVER OAKS PHASE III - FIRST REVIEW**

The Committee reviewed the letter from the developer received in the Planning Department March 25, the plans received March 26, 1997 and the coloured elevations drawings received April 04, 1997.

The Committee recommends acceptance of this development.

Mr. Kwasnicky returned to the meeting.

7) **(97 104325 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 1750 HARTLEY AVENUE - FIRST REVIEW**

The Committee reviewed the plans and colour material sample board received in the Planning Department previously and the Building Permit plans received February 24, and April 02, 1997.

The Committee recommends acceptance of this project.

8) **(96 050524 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 32 UNIT APARTMENT BUILDING AT 1136 BRUNETTE AVENUE - SECOND REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, the building permit plans received March 14, and the revised coloured elevation drawing received March 26, 1997.

The Committee recommends acceptance of the project including the updated colour scheme.

9) **PRELIMINARY REVIEW OF THE PROPOSED ROGERS CANTEL ROOFTOP ADDITION TO THE EXISTING BUILDING AT 1200 LOUGHEED - AUDIO VIDEO UNLIMITED**

The Committee reviewed the roof plan, coloured photograph, and coloured elevation drawing all received in the Planning Department April 04, 1997.

The Committee supports the method of screening being proposed around the rooftop equipment.



NEIL MAXWELL
Secretary

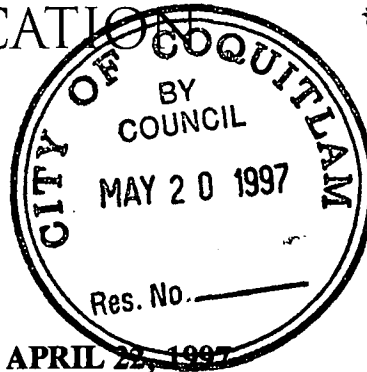
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CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1997 April 22



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - APRIL 22, 1997

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, April 22, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. W. Haley
Mr. A. Smode

STAFF:

Mr. N. Maxwell

GUESTS:

Ms. P. Campbell
Mr. B. Cook
Mr. R. Morton

1) BUILDING PERMIT REVIEW OF THE PROPOSED BATTING CAGE AT MACKIN PARK AT 1046 BRUNETTE AVENUE - FIRST REVIEW

The Committee reviewed the plans and coloured information received in the Planning Department April 11, 1997.

The Committee recommends acceptance of the facility, noting that the wall colours should be a contrasting colour to the roof to provide more design interest. This matter can be resolved to the satisfaction of the Planning Director.

Design Committee Minutes
1997 April 22

2) (97 105737 CN) BUILDING PERMIT REVIEW OF THE PROPOSED CAR WASH AT 3030 GORDON AVENUE - SECOND REVIEW

The Committee reviewed the plans and coloured material sample board received in the Planning Department previously and the building permit plans received April 11, 1997.

The Committee recommends acceptance of the proposed buildings.

3) (96 102005 CN) BUILDING PERMIT REVIEW OF A PROPOSED GYMNASTICS FACILITY AT 98 BRIGANTINE DRIVE - FIRST REVIEW

The Committee reviewed the previously submitted concept plans and coloured information along with the Building permit plans received in the Planning Department April 14, 1997.

The Committee recommends acceptance of the proposed building.

4) (97 102816 CN) BUILDING PERMIT REVIEW OF THE PROPOSED CHURCH AT 3345 ROBSON DRIVE - FIRST REVIEW

The Committee reviewed the coloured material samples submitted previously, and the Building permit drawings received in the Planning Department April 14, 1997.

The Committee recommends acceptance of the proposed development.

5) (96 101872 AO) PROPOSED ADDITIONS TO THE EXISTING SCHOOL AT 699 ROBINSON STREET - MOUNTAINVIEW ELEMENTARY SCHOOL - FOURTH REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department, and the revised drawings showing nine design options for the front entry area received in the Planning Department April 14, 1997.

The Committee greatly appreciates the opportunity to review the various design concepts. They agree that concepts numbered 1 through 5 have greater design merit than the remaining 4. Of the first 5 concepts, the Committee indicated a strong preference for design #2 as it would tie in better with the Smith Avenue elevation, particularly in terms of the window treatment. Alternative #1, which is the School District's preferred option, is also quite acceptable even though it does not relate as well to the highly visible Smith Avenue facade.

Design Committee Minutes
1997 April 22

5) cont'd/

Turning to the walkway treatment leading to the new entrance, the Committee prefers the wider sidewalk depicted on concept #3 as it creates a grander and more pleasant approach to the building.

In summary, the Committee would encourage the applicants to utilize design alternative #2 over #1, however, would leave the ultimate decision to the School District representative.

6) **(97 104939 DP) DEVELOPMENT PERMIT REVIEW OF THE PETRO-CANADA STATION REDEVELOPMENT AT 831 BRUNETTE AVE - SECOND REVIEW**

The Committee reviewed the plans received in the Planning Department March 03, 1997, the coloured elevation drawings and colour board both received April 02, 1997, and the revised drawings presented at this meeting.

Mr. Byron Cook, the owners' representative and Ms. P. Campbell, landscape architect, were in attendance to present the revised drawings for the Committee's consideration. After explaining the revisions and after answering the Committee's questions Mr. Cook and Ms. Campbell left the meeting.

The Committee noted the improvements to the landscape concepts which now contain several of the desired landscape elements such as benches, ornamental lights, paving materials and street trees. These modifications will add to the overall appearance and assist in its integration into this evolving area.

The site occupies a very prominent location as one enters Coquitlam and the Maillardville area immediately to the east. As a "gateway" to Maillardville, development applications are strongly encouraged to integrate, as much as possible, the design elements of the area. The landscape modifications mentioned above are a good first step in responding to the Committee's past concerns. The building and canopy however still requires review and reconsideration.

The Committee, while acknowledging the applicants' desire to retain their corporate image, sees this as an opportunity and a challenge to work together rather than as opponents. Design concepts which would meet the Committee's community objectives yet still retain a strong corporate image should be prepared. The Committee is not suggesting that the current design be completely revised. They are suggesting that the applicants review more closely the French Canadian and urban character of the neighbourhood. This character may then be expressed through a combination of building elements, their general location on the site, massing, roofing, facade details and construction materials.

Design Committee Minutes
1997 April 22

6) cont'd/

In summary, the Committee still cannot support the kiosk and canopy as currently proposed. Revised preliminary plans which respond to the above comments are requested. Once received, the Committee would be pleased to work with the applicants to create a new design which meets the applicants' needs and those of the community.

7) (97 105151 CN) BUILDING PERMIT REVIEW OF THE PROPOSED INDUSTRIAL BUILDING AT 1650 HARTLEY AVENUE - FIRST REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department, the Building permit plans and revised colour material sample board presented at this meeting.

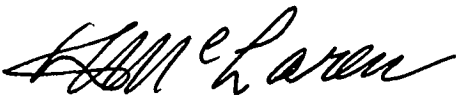
Mr. Robert Morton, the project architect, was in attendance to present the drawings for the Committee's consideration. After explaining the plans and after answering the Committee's questions Mr. Morton left the meeting.

The Committee recommends acceptance of the project.

8) (97 105879 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 10-UNIT TOWNHOUSE DEVELOPMENT AT 2382 PARKWAY BOULEVARD - FIRST REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department and the Building permit drawings received April 17, 1997.

The Committee found the detailed plans to be consistent with the preliminary plans, however the Building permit package did not include the coloured material sample board or information on the accent colour requested previously. The application was consequently deferred for the submission of the noted material.



for NEIL MAXWELL
Secretary

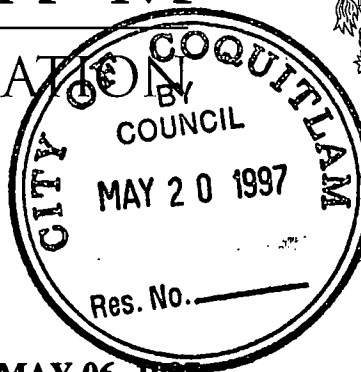
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COQUITLAM



INTER-OFFICE COMMUNICATION

1997 May 06



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - MAY 06, 1997

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, May 06, 1997, with the following persons present:

COMMITTEE MEMBERS:

- Mr. K. Anand (Chair)
- Mr. B. Aichberger
- Mr. P. Kwasnicky
- Mr. A. Smode

STAFF:

Ms. L. Giesbrecht

1) **(97 106601 AO) BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE EXISTING CARE FACILITY AT 1131 DUFFERIN STREET - FIRST BUILDING PERMIT REVIEW**

The Committee reviewed the coloured photographs received in the Planning Department February 6, 1997, and the Building Permit plans received April 28, 1997.

The Committee recommended acceptance of the proposed addition.

2) **(97 103264 PY) PRELIMINARY REVIEW OF A PROPOSED 160-UNIT APARTMENT COMPLEX AT 2950 PANORAMA DRIVE (COLOURS ONLY) - SECOND PRELIMINARY REVIEW**

The Committee reviewed the plans, colour material sample board, and coloured elevation drawings all received in the Planning Department February 27, 1997, and the revised coloured elevations and colour material sample board received May 02, 1997.

Design Committee Minutes
1997 May 06

2) cont'd/

The Committee recommended acceptance of the revised colour scheme. Other issues, as raised in the March 4, 1997 meeting can be addressed with the Building Permit submission.

3) **(96 050422 CN) BUILDING PERMIT REVIEW OF A PROPOSED CHURCH AT 1294 JOHNSON STREET - SECOND BUILDING PERMIT REVIEW**

The Committee reviewed the previously approved plans and coloured information and the revised roof colour samples received April 29th, and May 2, 1997.

The Committee recommended acceptance of the revised roof colour.

Mr. Kwasnicky left the meeting at this point.

4) **(96 101568 AM) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 1150 PINETREE WAY - SECOND DEVELOPMENT PERMIT AMENDMENT REVIEW**

The Committee reviewed the plans and coloured perspective drawing received in the Planning Department November 22, 1996, the revised plans received April 28, 1997, and the letter from the architect received May 6, 1997.

The Committee recommend acceptance of the project.


LAURA GIESBRECHT
Acting Secretary

LG/ms

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1997 May 20

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - MAY 20, 1997

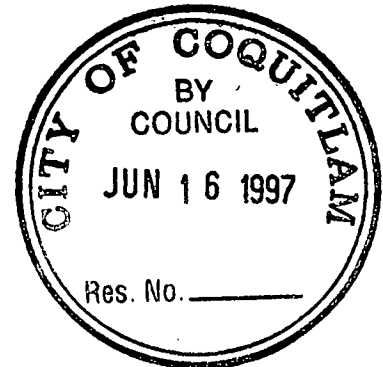


T-1

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, May 20, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. W. Haley
Mr. G. Shinkewski
Mr. A. Smode



GUESTS:

Mr. M. Burton-Brown
Mr. D. Gifford
Mr. B. Haggarty
Mr. E. Moir
Mr. R. Scott
Mr. K. Wright

STAFF:

Mr. N. Maxwell

1) **(97 106955 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 2600 ROGERS AVENUE - FIRST BUILDING PERMIT REVIEW**

The Committee reviewed the plans received in the Planning Department May 8, 1997.

The Committee deferred their review pending receipt of the following information:

- 1) confirmation of the proposed colour scheme and how it relates to the principal building and the other structures on the site.
- 2) site photographs to demonstrate the potential visibility of the structure from the streets and how it relates to the other facilities on the site.

Design Committee Minutes
1997 May 20

2) (96 050422 CN) BUILDING PERMIT REVIEW OF A PROPOSED CHURCH AT 1294 JOHNSON STREET - THIRD REVIEW OF REVISIONS

The Committee reviewed the previously approved plans and coloured information and the letter from the architect and revised elevation drawings both received May 13, 1997.

The Committee recommends acceptance of the proposed roofing change for the two skylights facing Johnson Street.

3) (97 107279 AO) BUILDING PERMIT REVIEW OF THE PROPOSED ADDITION TO THE EXISTING INDUSTRIAL BUILDING AT 165 GOLDEN DRIVE (ALSO KNOWN AS 96 NORTH BEND) - FIRST BUILDING PERMIT REVIEW

The Committee reviewed the coloured photograph previously received and the plans received in the Planning Department May 12, 1997, and the coloured perspective drawing presented at this meeting.

The property owners, Mr. Ewan Moir, and Mr. Bob Haggarty were in attendance to present the drawings and coloured information for the Committee's consideration. After explaining the proposed addition and answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the proposed addition.

4) (96 050785 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED SEASONAL SALES ENCLOSURE FOR THE EXISTING CANADIAN TIRE STORE AT 1200 SEGUIN DRIVE - SECOND DEVELOPMENT PERMIT REVIEW

The Committee reviewed the plans and coloured perspective drawing previously received in the Planning Department, and the revised elevations and coloured perspective drawing received May 2, 1997.

The project architect, Mr. Michael Burton-Brown, was in attendance to present the plans and coloured information for the Committee's consideration. After explaining the proposed addition, and after answering the Committee's questions, Mr. Burton-Brown left the meeting.

The Committee recommends acceptance of the project while noting some accent colouring should be integrated into the fencing detail at key points.

Design Committee Minutes
1997 May 20

5) (97 049109 CN) BUILDING PERMIT REVIEW OF THE PROPOSED CITY HALL AT 3000 GUILDFORD WAY - FIRST BUILDING PERMIT REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department, the revised Building Permit plans, and coloured elevation drawing received May 15, 1997.

The project architect, Mr. Doug Gifford, and Mr. Randy Scott, representing the construction firm along with Mr. Ken Wright, City Project Manager, were in attendance to present the revised plans and coloured information for the Committee's consideration. After explaining the proposal and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the applicants for their thorough response to the issues identified at the last meeting and for the explanation of the items raised at this meeting. The Committee recommends acceptance of the project while noting the following:

- 1) the double row of street trees along Pinetree Way and Guildford Way should be reinstated if there is any possible way;
- 2) the matter of providing a secure and safe parking facility needs more careful analysis;
- 3) if the budget factors indicate that the waterfall feature in the plaza may not be possible, then the applicants should prepare an alternative which reflects the discussions at this meeting i.e. hanging vines, light weight trellis structure;
- 4) the potential use of the plaza by skateboarders should be considered in terms of ways of preventing this use or at least strongly discouraging it through the use of appropriate construction details and materials.



NEIL MAXWELL
Secretary

NM/ms

CITY OF _____

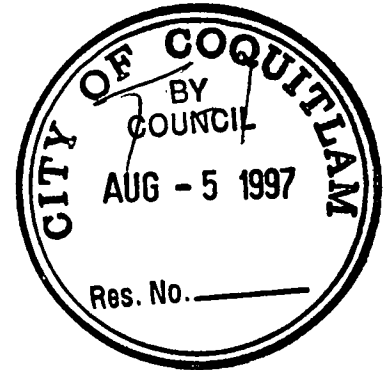
COQUITLAM

INTER-OFFICE COMMUNICATION



1997 June 17

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - JUNE 17, 1997



A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, June 17, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

GUESTS:

Mr. K. Poon

Neil
will check
minutes & call
me TOMORROW

STAFF:

Mr. N. Maxwell

1) (97 106955 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 2300 ROGERS AVENUE - SECOND REVIEW

The Committee reviewed the plans received in the Planning Department May 8, 1997, the colour material sample and the site photographs, all received June 10, 1997.

The Committee recommends acceptance of the proposed building.

Design Committee Minutes
1997 June 17

2) (97 107455 CN) BUILDING PERMIT REVIEW OF THE PROPOSED EXTERIOR ALTERATIONS TO THE EXISTING PETRO CANADA STATION AT 176 GOLDEN - FIRST REVIEW

The Committee reviewed the plans received in the Planning Department May 30, 1997, and the coloured information received June 17, 1997.

The Committee recommends acceptance of the proposed alterations to the building and canopy, however, a landscape plan must be developed which addresses the following matters:

- a) the unplanted/gravelled area at the northwest corner of the site;
- b) the need to screen the parking lot and compressor buildings along the United Boulevard frontage.

The above landscape issues can be resolved to the satisfaction of the Planning Director.

3) (97 107329 MF) BUILDING PERMIT REVIEW OF THE PROPOSED "ABBAYFIELD HOUSE" BUILDING AT 490 MUNDY STREET - FIRST REVIEW

The Committee reviewed the plans previously received in the Planning Department, the Building Permit plans received May 20, 1997, the colour material sample board and coloured elevation drawing both received August 29, 1996.

The Committee recommends acceptance of the project while noting the following landscape matters which must be addressed to the satisfaction of the Planning Director:

- 1) the exposed foundation walls along the south and west elevations should be hidden through the development on berms and planting;
- 2) an outside amenity area must be developed for the enjoyment of the building occupants. The amenity area should include such things as a paved area, benches, arbour, and rose or vegetable garden.

Design Committee Minutes
1997 June 17

4) (97 108068 PY) PRELIMINARY REVIEW OF THE PROPOSED COMMERCIAL BUILDING AT 2591 PANORAMA DRIVE - FIRST REVIEW

The Committee reviewed the plans received in the Planning Department June 10, 1997, the coloured perspective drawing, material sample board and coloured landscape plan all received May 29, 1997, and the additional plans presented at this meeting.

The project designer, Mr. Ken Poon, was in attendance to present the plans and coloured information for the Committee's consideration. After explaining the proposal, and answering the Committee's questions, Mr. Poon left the meeting.

The Committee recommends acceptance of the project in preliminary. If the project proceeds, the Committee would be looking for a response to the following matters as part of the building permit review process:

- 1) split faced concrete blocks should be utilized on the exposed concrete wall on the west corner;
- 2) a standing seam metal roof is recommended since it would be more residential in character and complement the proposed design;
- 3) the exterior handrails should "pick up" a design element being used elsewhere on the building;
- 4) careful consideration of the signage and building lighting is essential so as to not detract from the project;
- 5) the handicapped parking space location should be reconsidered.

Mr. P. Kwasnicky left the meeting at this point.

5) (97 108075 CN) BUILDING PERMIT REVIEW OF THE PROPOSED COMMERCIAL COMPLEX AT 1410 PARKWAY BOULEVARD - FIRST REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department, the building permit plans received June 3, 1997, and the letter from the architect received May 7, 1997.

The Committee recommends acceptance of the project subject to the applicants first confirming the extent of initial site landscaping and the interim condition of the Phase 2 construction area, to the satisfaction of the Planning Director.

Design Committee Minutes
1997 June 17

Mr. P. Kwasnicky returned to the meeting at this point.

6) (97 108571 PY) PRELIMINARY REVIEW OF A PROPOSED 24-UNIT TOWNHOUSE COMPLEX AT 3300 PLATEAU BOULEVARD - FIRST REVIEW

The Committee reviewed the plans and coloured information received in the Planning Department June 13, 1997.

The Committee notes that the choice of exterior materials and colours are quite acceptable, however, the following design issues require further review and consideration:

- 1) the very confining or limited spaces throughout the project and particularly between clusters C and D, and C and A;
- 2) the regimented site planning with limited building articulation in most of the clusters;
- 3) the dominance of the garage doors and entry stairs and the extent of proposed asphalt;
- 4) the lack of any meaningful facilities within the common areas.

In addition to the above, the Committee would request the following:

- a) site sections to assist in the visualization of the grade changes and how the clusters relate thereto;
- b) identification of the refuse collection area and its screening.

7) (97 105879 MF) BUILDING PERMIT REVIEW OF PROPOSED 10-UNIT TOWNHOUSE PROJECT AT 2382 PARKWAY BLVD. - SECOND REVIEW

The Committee reviewed the coloured material sample board received in the Planning Department June 11, 1997.

The Committee now recommends acceptance of the development.

Design Committee Minutes
1997 June 17

**8) (97 107498 MF) BUILDING PERMIT REVIEW OF PHASE I OF THE
PROPOSED APARTMENT COMPLEX AT 1420 PARKWAY BOULEVARD -
FIRST REVIEW**

The Committee reviewed the plans previously received in the Planning Department, the building permit plans received May 18, and June 13, 1997, the coloured information received January 23, 1997.

The Committee recommends acceptance of the project subject to the applicants first confirming to the satisfaction of the Planning Director, that a quality finish will be applied to the exposed parking garage walls.


NEIL MAXWELL
Secretary

NM/ms/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1997 July 08

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - JULY 08 1997



A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 08, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)	Mr. W. Haley
Mr. B. Aichberger	Mr. A. Smode

GUESTS:

Mr. Steve Riley	Mr. Brian Gertz
Mr. Glen Schuster	Mr. Terry Hale
Mr. Paul Chiu	Ms. Margo Long
Mr. John Kettlewell	Mr. Yair Tabenkin

STAFF:

Ms. L. Giesbrecht

1) **(97 107405 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 145 SCHOOLHOUSE STREET - FIRST REVIEW**

The Committee reviewed the plans received in the Planning Department July 4, 1997, the colour material sample board and coloured perspective drawing received July 3, 1997.

The Committee notes that the choice of exterior materials and colours is quite acceptable, however, the following issues require further review and consideration:

- a) the introduction of a building elevation break between the one and two storey elements and better building articulation through the use of a step in the facade at section 7;
- b) further screening of the garbage areas;
- c) increasing the landscaping in the parking lot to break up the large expanse of asphalt.

Design Committee Minutes
1997 July 08

2) (97 105574 AO) BUILDING PERMIT REVIEW OF THE PROPOSED STORAGE ADDITION TO THE EXISTING CHURCH AT 1405 COMO LAKE AVENUE - FIRST REVIEW

The Committee reviewed the plans and coloured photographs received in the Planning Department June 23, 1997.

The Committee finds the exterior colours to be quite acceptable but would suggest the applicant consider the introduction of other materials or colours to break up the long brick facade.

3) (97 108571 PY) PRELIMINARY REVIEW OF THE PROPOSED 24-UNIT TOWNHOUSE DEVELOPMENT AT 3300 PLATEAU BOULEVARD - SECOND REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department and the revised drawings presented at this meeting.

The project architect, Mr. Steve Riley, and the developer, Mr. Glen Schuster, were in attendance to present the revised drawings for the Committee's consideration. After explaining the revisions and after answering the Committee's questions, the delegation left the meeting.

The Committee thanks the applicants for their thorough presentation and overall response to the issues identified at the last meeting. The Committee recommends acceptance of the project subject to the garage doors painted out so as not to be too overpowering.

4) (97 108788 DP) PRELIMINARY REVIEW OF THE PROPOSED RELOCATED NEIGHBOURHOOD PUB (BRASS RAIL) AT 2968 CHRISTMAS WAY - FIRST REVIEW

The Committee reviewed the plans received in the Planning Department June 16, 1997, the coloured material sample board and coloured elevation drawings received June 25, 1997, and the coloured site and landscape boards presented at this meeting.

The project architect, Mr. Paul Chiu, and the project owner, Mr. John Kettlewell, were in attendance to present the drawings for the Committee's consideration. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the applicants for their thorough presentation and finds the overall design of the project to be quite exciting. The Committee recommends acceptance of this project in preliminary while noting that special attention should be paid to the reveal lines in the large stucco areas on the working drawings.

Design Committee Minutes
1997 July 08

5) (97 050451 CN) BUILDING PERMIT REVIEW OF THE PROPOSED CHURCH FACILITY AT 1415 NOONS CREEK - FIRST REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department, the revised Building Permit plans received June 19, 1997, the revised colour material sample board received June 03, 1997, and the revised perspectives presented at this meeting.

The project designer, Mr. Brian Gertz, and Mr. Peter Fritz, the church representative, were in attendance to present the revised drawings for the Committee's consideration. After presenting the drawings and coloured information and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the applicants for the response to their earlier concerns. The revised colour scheme and the breaking up of the blank facade on the buildings' west elevation are significant improvements over the original proposal. With regard to the introduction of the air conditioning units to the roof top, the Committee suggests the applicants introduce a false roof structure to screen the equipment from the view of the adjacent residential dwellings.

6) (97 109390 PY) PRELIMINARY REVIEW OF THE PROPOSED 60 UNIT TOWNHOUSE DEVELOPMENT AT 3405 PLATEAU BOULEVARD - FIRST REVIEW

The Committee reviewed the plans and coloured perspective drawings and colour material sample board all received in the Planning Department July 02, 1997, along with the coloured landscape plan and landscape feature detail board presented at this meeting.

The project architect, Mr. Terry Hale, the landscape architect Ms. Margo Long, and the property owner, Mr. Yair Tabenkin, were in attendance to present the plans and coloured information for the Committee's consideration. After explaining the proposal, and answering the Committee's questions, the delegation left the meeting.

The Committee commends the applicants on the thorough presentation and the development's overall high level of design. The Committee recommends acceptance of the project in preliminary while noting that the applicant should consider individual garbage pick up so that the visual appearance of the site at the main entrance would be improved by the removal of the refuse bins.

Design Committee Minutes
1997 July 08

7) (97 108217 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 52 UNIT TOWNHOUSE DEVELOPMENT AT 1486 JOHNSON STREET - FIRST REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning Department, the building permit plans received June 9, 1997, and the letter from the architect received July 7, 1997.

The Committee recommends acceptance of the proposed changes. However, they still request a sample of the concrete roofing material be submitted to confirm the colour and texturing.



LAURA GIESBRECHT
Acting Secretary

LG/ms/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1997 July 22



T-1

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - JULY 22, 1997

A meeting was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 22, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode



GUESTS:

Mr. Gerry Blonski
Mr. Peter Ruetz

STAFF:

Mr. N. Maxwell

- 1) **(97 108217 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 52 UNIT TOWNHOUSE DEVELOPMENT AT 1486 JOHNSON STREET - SECOND REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, the building permit plans received June 9, 1997, and the roof material sample received July 18, 1997.

The Committee thanks the applicants for the submission of the roofing tile to confirm its colour and texture. The Committee now recommends acceptance of the project.

Design Committee Minutes

1997 July 22

**2) (96 101728 DV) REVIEW OF SIGNAGE FOR NIGHT AND DAY RESTAURANT
AT 2635 BARNET HIGHWAY - SECOND REVIEW**

The Committee reviewed the coloured photographs received in the Planning Department, January 10, 1997. In addition, the Committee was advised that the applicants have offered to make certain modifications to the existing signage.

The Committee stated that even with the reduced signage, the remaining portions would still be out of scale and character with the remainder of the shopping plaza.

Mr. G. Shinkewski arrived at this point in the meeting.

**3) (97 110015 AO) BUILDING PERMIT REVIEW OF A PROPOSED ADDITION
TO THE EXISTING BUILDING AT 2600 SPURAWAY AVENUE - FIRST
REVIEW**

The Committee reviewed the plans, coloured photographs, and coloured elevation drawings all received in the Planning Department July 18, 1997.

The Committee recommends acceptance of the proposed addition.

**4) (97 109704 AD) BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR
ALTERATIONS TO THE EXISTING COMMERCIAL BUILDING AT 567
CLARKE ROAD - FIRST REVIEW**

The Committee reviewed the plans received in the Planning Department July 10, 1997, the coloured material sample board and coloured photograph of the existing building received July 17, 1997.

The Committee generally supports the applicant's proposal to renovate the building to suit their needs. There are however, a few areas which warrant further review. The Committee therefore suggests the following:

- 1) a fully paned glass roll-up door be utilized. This would help retain the existing storefront appearance;
- 2) a more interesting sign band be considered to help in identifying the new location since the building is set back some distance from Clarke Road.

Design Committee Minutes
1997 July 22

5) (97 109438 DP) DEVELOPMENT PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 910 TUPPER AVENUE - FIRST REVIEW

The Committee reviewed the plans, coloured perspective drawing, and colour samples all received in the Planning Department July 3, 1997.

The project architect, Mr. Gerry Blonski, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Blonski left the meeting.

The Committee commented that the proposed building has been well designed and will certainly add to the level of design for the neighbourhood. There were however, a few areas which require further consideration and therefore the Committee suggests the following:

- 1) a heavy reveal should be introduced to define the points of grade change along the front elevation;
- 2) the awnings should be upgraded to introduce more of a "high tech" look to better complement the design of the building. A smooth metal or perhaps glass canopy would be more appropriate;
- 3) the refuse container enclosure location should be reconsidered. This is the prime corner, and even though quality materials are proposed and gates are to be added, it will likely downgrade the building's image.

6) (97 107405 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 145 SCHOOLHOUSE STREET - SECOND REVIEW

The Committee reviewed the plans received in the Planning Department July 4th and July 21, 1997, along with the coloured perspective drawing received July 3, 1997.

The project architect, Mr. Gerry Blonski, was in attendance to discuss the proposal and to respond to the Committee's previous concerns. After explaining the drawings and answering the Committee's questions, Mr. Blonski left the meeting.

The Committee appreciates the additional information and background on this project. While still very excited with the development, particularly the two storey element facing Schoolhouse Street, concern with the lack of breaks in the two long side elevations was raised. The Committee is encouraged by the offer to introduce a break or reveal in the areas discussed and looks forward to reviewing revised plans in that regard.

Design Committee Minutes
1997 July 22

7) (97 105574 AO) BUILDING PERMIT REVIEW OF A PROPOSED STORAGE ROOM ADDITION TO THE EXISTING CHURCH AT 1405 COMO LAKE AVENUE - SECOND REVIEW

The Committee reviewed the plans and coloured photographs received in the Planning Department June 23, 1997.

The contractor, Mr. Peter Ruetz, was in attendance to discuss the addition and answer the Committee's questions. After explaining the works and after answering the Committee's questions Mr. Ruetz left the meeting.

The Committee recommends acceptance of the works subject to the applicants modifying the fascia detail to be consistent with the deeper one on the recent addition.

8) (97 109240 PY) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE EXISTING INDUSTRIAL BUILDING AT 95 BRIGANTINE - FIRST REVIEW

The Committee reviewed the plans received in the Planning Department July 17th and July 22, 1997, along with the coloured elevation drawings and colour material sample board all received July 22, 1997.


The Committee expressed no concern with the proposed building materials, its colours and the landscape treatment except for the proposed trellises. They did however, raise serious concerns with the very long, monotonous south elevation facing Hartley Avenue. This side of the building must be reconsidered as the fascade is exposed and the trellises do not provide any meaningful relief to this rather imposing elevation.

Mr. Kwasnicky left the meeting at this point.

9) (97 109305 MF) BUILDING PERMIT REVIEW OF A PROPOSED MIXED-USE DEVELOPMENT AT 1150 PINETREE WAY - FIRST REVIEW

The Committee reviewed the plans received in the Planning Department July 3, 1997, and the coloured perspective drawing received November 22, 1996.

The Committee recommends acceptance of the project while noting they look forward to seeing the completion of another exciting development in the Town Centre area.


NEIL MAXWELL
Secretary

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1997 August 19



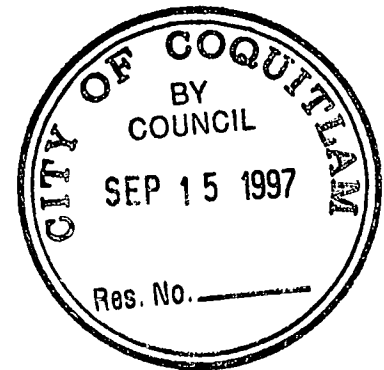
F1

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - AUGUST 19, 1997

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, August 19, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. W. Haley
Mr. B. Aichberger
Mr. P. Kwasnicky
Mr. A. Smode



GUESTS:

Mr. Gerry Blonski
Mr. Gregg Brown
Mr. Frank Giampa
Mr. Lawrence Kerr

STAFF:

Ms. L. Giesbrecht

1) **(97 109373 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 68-UNIT TOWNHOUSE DEVELOPMENT AT 522 SMITH AVENUE - FIRST REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning Department, and the building permit plans received July 3, 1997.

The Committee recommended acceptance of the project.

Design Committee Minutes
1997 August 19

2) (97 107405 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 145 SCHOOLHOUSE STREET - THIRD REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning and Development Department, the revised plans, colour perspective drawing and colour samples all received August 5, 1997.

The project architect, Mr. Gerry Blonski, was in attendance to discuss the proposal and to respond to the Committee's previous concerns. After explaining the drawings and answering the Committee's questions, Mr. Blonski left the meeting.

The Committee now recommends acceptance of the project.

3) (96 050422 CN) BUILDING PERMIT REVIEW OF PROPOSED CHANGES TO THE CHURCH UNDER CONSTRUCTION AT 1294 JOHNSON - FIRST REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning and Development Department and the revised elevation drawings received August 19, 1997.

The Committee recommends that the applicant consider raising the parapets of the building to screen the rooftop mechanical equipment rather than introduce a new element in an attempt to provide screening. A sight line study showing the view of these elements from Johnson Street should also be considered to ensure that the units are adequately shielded from view.

4) (96 110177 PY) PRELIMINARY REVIEW OF THE PROPOSED "MIDDLE SCHOOL" AT 1450 PARKWAY BOULEVARD - FIRST REVIEW

The Committee reviewed the plans received in the Planning Department July 28, 1997, and August 14, 1997, and the coloured information presented at this meeting.

The project architect, Mr. Gregg Brown, and Mr. Frank Giampa, representing the School Board, were in attendance to explain the project and answer the Committee's questions. After explaining the project and answering the Committee's questions, the delegation left the meeting.

4) cont'd/

The Committee thanks the delegation for their thorough presentation and finds the overall development quite exciting. While the Committee understands changes to the building may result from the projects' evolution, both the character and integrity of the design presented should not be altered in any substantial way.

In relation to the building design, the Committee feels the main entrance element is somewhat weak and not as inviting as it could be. The canopy feature should be rethought and the columns in this area studied in more detail and perhaps taken a step further. The community entrance is felt to be understated. The Committee suggests the architect develop three dimensional sketches of both entrances. In addition, the following issues require further review and consideration:

- a) the height of the gym component, on the north elevation. It should be manipulated manipulating to make it more of an element;
- b) screening of the rooftop units;
- c) the project could benefit from strategically placed lights to capitalize on the buildings' architecture;
- d) the location of the garbage enclosure and service facility.

5) **(97 109202 AM) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED COMMERCIAL/RESIDENTIAL DEVELOPMENT AT 1151 PINETREE WAY - PHASES 2 AND 3 - FIRST REVIEW**

The Committee reviewed the plans and coloured photographs received in the Planning Department June 25, 1997, and the landscape plans received August 5, 1997.

The project co-ordinator, Mr. Lawrence Kerr, was in attendance to discuss the addition and answer the Committee's questions. After explaining the works and answering the Committee's questions, Mr. Kerr left the meeting.

The Committee feels the deletion of the office component is a loss to the project as a whole and now question how this end of the building will tie into the future development of the property to the north. The Committee requests that the project architect appear as a delegation at a future meeting to explain the changes in detail and in particular the incorporation of the office component into the ground floor of the building without causing a loss in the number of parking spaces provided.


LAURA GIESBRECHT

Acting Secretary

LG/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1997 September 23



T-2

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - SEPTEMBER 23, 1997

A meeting was held in the Development Services Department Conference Room at 6:30 p.m. on Tuesday, September 23, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. W. Haley (Deputy Chair)
Mr. B. Aichberger
Mr. G. Shinkewski
Mr. A. Smode

GUESTS:

Mr. Gregg Brown

STAFF:

Ms. L. Giesbrecht



1) **(97 110314 CN) BUILDING PERMIT REVIEW OF THE PROPOSED BRASS RAIL PUB AT 2968 CHRISTMAS WAY - FIRST REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning and Development Department and the building permit plans received August 13, 1997.

The Committee recommends acceptance of the project.

2) **(97 110916 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 60-UNIT TOWNHOUSE DEVELOPMENT AT 3405 PLATEAU BOULEVARD - FIRST REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning and Development Department, the letter from the architect received September 10, 1997, and the building permit plans received September 11, 1997.

The Committee recommends acceptance of the project.

Design Committee Minutes
1997 September 23

**3) (97 110177 PY) PRELIMINARY REVIEW OF THE PROPOSED
"MIDDLE SCHOOL" AT 1450 PARKWAY BOULEVARD - SECOND
REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning and Development Department, the letter from the architect received September 23, 1997, and the revised drawings presented at this meeting.

The project architect, Mr. Gregg Brown, was in attendance to explain the revisions to the drawings and to answer the Committee's questions. After explaining the revisions and answering the Committee's questions Mr. Brown left the meeting.

The Committee thanks the delegation for their thorough presentation and recommends acceptance of the project in preliminary while noting that the following items should be addressed in the building permit submission:

- a) further study of the community entrance area and resolving both the structural and visual problems;
- b) strategically placed lights to capitalize on the buildings' architecture;
- c) confirmation of the roof colour.

**4) (97 111183 MF) BUILDING PERMIT REVIEW OF THE PROPOSED 24-
UNIT TOWNHOUSE DEVELOPMENT AT 3300 PLATEAU
BOULEVARD - FIRST REVIEW**

The Committee reviewed the plans received in the Planning Department July 28, 1997, and August 14, 1997, and the coloured information presented at this meeting.

The Committee recommends acceptance of the project.

Design Committee Minutes
1997 September 23

5) **(97 111230 DP) PRELIMINARY REVIEW OF THE PROPOSED ACCESSORY CHURCH BUILDING AT 209 JACKSON STREET - FIRST REVIEW**

The Committee reviewed the plans and coloured information received in the Planning and Development Department September 17, 1997.

The Committee finds the overall concept of the residential quarters building and memorial garden quite exciting. However, the Committee suggests the architect consider carrying over the design elements of the existing temple buildings' roof structure into design of the residential quarters building. In addition, the Committee also suggests that the applicant should consider the use of the same roof material and material colour for the proposed building as that used on the existing temple.

6) **BUILDING PERMIT REVIEW OF THE PROPOSED LANDSCAPE REVISIONS FOR THE APARTMENT COMPLEX CURRENTLY UNDER CONSTRUCTION AT 1145 HEFFLEY CRESCENT**

The Committee reviewed the plans previously received in the Planning and Development Department and the photographs received September 23, 1997.

The Committee suggests the applicant consider the use of a different refuse pick up program which would allow for the construction of the trellis as was previously recommended by the Committee.



LAURA GIESBRECHT
Acting Secretary

LG/lmc

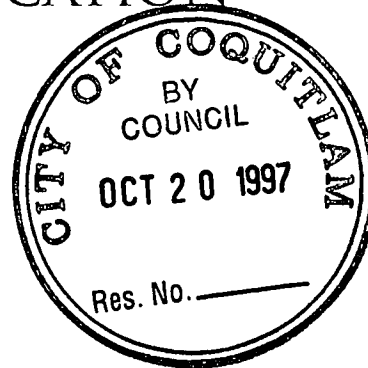
CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1997 October 07, 1997



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - OCTOBER 07, 1997

A meeting was held in the Development Services Department Conference Room at 6:30 p.m. on Tuesday, October 07, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. W. Haley (Deputy Chair)
Mr. B. Aichberger
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

GUESTS:

Mr. B. Morton	Mr. M. Hogue
Mr. C. Lochhead	Mr. A. Tanzer
Mr. R. Hoffart	Mr. B. LeClair
Mr. A. Tanzier	Mr. L. Kerr
Mr. C. Korman	

STAFF:

Mr. N. Maxwell

1) (97 111273 A0) REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO GAS STATION AT 750 LOUGHEED HWY.-- FIRST REVIEW

The Committee reviewed the plans and information received in the Planning and Development Department September 19, 1997.

The Committee recommends acceptance of the proposed works.

Design Committee Minutes
1997 October 07

2) **(97 111195 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF GOLDEN DRIVE WEST OF UNITED BOULEVARD AT 160 GOLDEN DRIVE - FIRST REVIEW**

The Committee reviewed the plans received in the Planning and Development Department September 17, 1997.

The Committee notes that this is the last area in this industrial park to be developed. It is currently somewhat overgrown with scrub trees, however, when this property and the three adjoining sites are improved, they will all become highly visible to local and regional traffic. The project being proposed is not to a level consistent with the other buildings in the area in terms of quality of design and building materials. The Committee therefore cannot recommend the project as currently proposed and suggests that the applicants restudy this proposal.

3) **(97 111106 AO) BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO INDUSTRIAL BUILDING ON NORTHEAST CORNER OF BRIGANTINE DRIVE AND HARTLEY AVENUE AT 95 BRIGANTINE DRIVE- SECOND REVIEW**

The Committee reviewed the plans and coloured information previously received in the Planning and Development Department.

The project architect, Mr. Bob Morton, was in attendance to explain the drawings and to answer the Committee's questions. After explaining the project and answering the Committee's questions, Mr. Morton left the meeting.

The Committee appreciated the description of how the operation functions internally, however, they must confine their comments to the external aspects of the design. The proposed addition will accentuate the length of the existing building and reinforces the Committee's opinion that some relief must be created on this south elevation.

The Committee does not support the development as currently proposed. They recommend that the applicants reconsider the south elevation. The type or combination of elements that should be considered are colour, wall texture, larger trellis or flagpoles. The design element could be freestanding or attached to the building.

Design Committee Minutes
1997 October 07

4) BUILDING PERMIT REVIEW OF PROPOSED REVISIONS TO THE APARTMENT COMPLEX AT 1145 HEFFLEY CRESCENT

The Committee reviewed the plans previously received in the Planning and Development Department and the photographs received September 23, 1997, and at this meeting.

The project owners, Mr. C. Lochhead and Mr. M. Hogue, were in attendance to discuss with the Committee their previous comments. After explaining the on-site conditions and answering the Committees questions, the project owners left the meeting.

The Committee thanks the delegation for their thorough description of the problem and the on-site conditions in dealing with refuse removal. They agree that a trellis over the access ramp is not practical in this particular instance. As a compromise, the Committee indicated support for the development of an applied trellis design with landscaping to soften the look of the ramp walls. The applicants should therefore prepare a sketch of a "permanent" trellis and landscape plan for the Committee's consideration.

5) (97 111632 DV) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL PROJECT ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND BROMLEY STREET AT 2644 AUSTIN AVENUE - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on October 03, 1997 and the coloured information presented at this meeting.

The project architect, Mr. Ron Hoffart, the landscape architect, Mr. Al Tanzier, along with the potential owners were in attendance to present the development. After explaining the project and answering the Committees questions, the delegation left the meeting.

The Committee thanks the applicants and the design team for the thorough presentation and explanation of the project. The project contains many strong elements and design language which, if reviewed in isolation of its surroundings, could be quite successful. Unfortunately since this is predominantly a residential area, the design should not ignore the residential character of the neighbourhood. Consequently, the Committee cannot support the design as presently proposed. When restudying the project, the applicants should also consider the introduction of some height variation through the use of increased portions of the roofs or turrets. In any case some height variety is felt to be essential.

Design Committee Minutes
1997 October 07

5) cont'd/

Other aspects which warrant further review and consideration are:

- a) the introduction of additional landscaping into the large eastern parking lot;
- b) the building lighting. The lighting should discourage unwanted patrons and should be directed towards the building, not the apartments to the south;
- c) the building signage. Guidelines in the Development Variance Permit are recommended to ensure the ultimate design is not compromised;
- d) the location of the IGA refuse containers should be given more thought as the present location is highly visible to motorists and pedestrians.
- e) the need to establish a loading and refuse container location for the smaller corner building.
- f) the matter of ensuring the covered parking is safe and secure must be carefully analyzed.
- g) the southeast corner of the eastern building. The Committee is fearful that this elevation will be overpowering and may need further study. Prior to undertaking any revisions, the Committee requests the submission of a sketch perspective to better visualize this part of the project.

6) (97 109202) REVIEW OF PROPOSED AMENDMENTS TO PHASES 2 AND 3 OF THE HENDERSON CENTRE DEVELOPMENT AT 1151 PINETREE WAY - SECOND REVIEW

The Committee reviewed the plans received in the Planning and Development Department September 11, 1997 and the letter of explanation received August 27, 1997.

A delegation headed by the project architect, Mr. Clifford Korman, was in attendance to present the revisions and to respond to the Committee's past concerns. After explaining the requested modifications and answering the Committees questions, the delegation left the meeting.

The Committee thanks the applicants for the response to their past concerns. They now recommend acceptance of the development subject to the glass parapet on the north-west corner of the project being raised to be consistent with the same design element on the south-west corner of the building.



Neil Maxwell

Secretary

NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

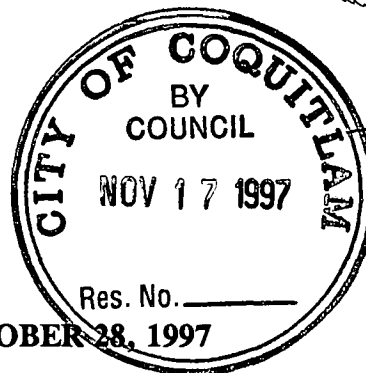


1997 October 28, 1997

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - OCTOBER 28, 1997



A meeting was held in the Development Services Department Conference Room at 6:30 p.m. on Tuesday, October 28, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. W. Haley
Mr. B. Aichberger
Mr. A. Smode

GUESTS:

Mr. B. Morton
Mr. M. Burton-Brown
Mr. R. Hoffart

STAFF:

Mr. N. Maxwell

1) (97 111590 AO) BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO "COQUITLAM CHRYSLER" AT 2960 CHRISTMAS WAY - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department October 7, 1997.

The Committee recommends acceptance of the proposed addition.

Design Committee Minutes
1997 October 28

2) BUILDING PERMIT REVIEW OF PROPOSED REVISIONS TO THE APARTMENT COMPLEX AT 1145 HEFFLEY CRESCENT

The Committee reviewed the plans previously received in the Planning and Development Department, the photographs received September 23, 1997, and the trellis detail submitted on October 21, 1997.

Upon further consideration, the Committee feels the aluminum trellis may not be the appropriate wall solution. In fact the white framework will only draw attention to the wall imperfections. Consequently the Committee suggests that the applicants should remove the old discoloured concrete patches as they do not closely match the wall colours. Once removed, these areas should then be repatched with a better matching concrete mix and then left to set. After the patches have cured, the walls should then be given a light sandblasting.

3) (97 111106 AO) BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO INDUSTRIAL BUILDING ON NORTHEAST CORNER OF BRIGANTINE DRIVE AND HARTLEY AVENUE AT 95 BRIGANTINE DRIVE - THIRD REVIEW

The Committee reviewed the plans and coloured information previously received in the Planning and Development Department and the revised and coloured drawings submitted on October 27, 1997.

The project architect, Mr. Bob Morton, was in attendance to present the revisions for the Committee's consideration. After explaining the modifications and answering the Committee's questions, Mr. Morton left the meeting.

The Committee believes the applicants have missed an opportunity to create a meaningful "break" between the existing building and the proposed addition. The increased height and scale of the trellises will help in visually reducing the length of the south elevation. The Committee suggests that a varying of the trellis heights might be more successful.

The Committee recommends acceptance of the project subject to the applicants giving consideration to the above comment.

Design Committee Minutes
1997 October 28

4) (96 050785 DP) PRELIMINARY REVIEW OF PROPOSED ADDITION AND ALTERATIONS TO THE CANADIAN TIRE BUILDING AT 1200 SEQUIN DRIVE - FIRST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning and Development Department October 27, 1997.

The project architect, Mr. M. Burton-Brown, was in attendance to present the proposal. After explaining the plans and answering the Committee's questions, Mr. Burton-Brown left the meeting.

The Committee recommends acceptance of the project in preliminary subject to the applicants first "pulling back" the two corners of the garden centre roof one panel width.

5) (97 111632 DV) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL PROJECT ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND BROMLEY STREET AT 2644 AUSTIN AVENUE - SECOND REVIEW

The Committee reviewed the plans received in the Planning and Development Department on October 03, 1997 and the coloured information and additional plans submitted on October 7, 1997.

The project architect, Mr. Ron Hoffart, was in attendance to discuss with the Committee their previous comments. After considerable discussion on the various aspects of the proposed design, Mr. Hoffart left the meeting.

The Committee discussed and elaborated on their previous comments. The Committee reiterated that the solution provided was a good one but certain items needed to be developed or improved. Apart from items a. to g. mentioned in the previous minutes, the Committee commented that the roof line was monotonous given the scale of the development.

The Committee had no problem with the roof line of the smallest of the commercial buildings, but have requested a fresh review of the other two buildings to provide more interest to the roof lines as follows:

1. Relocating all or some of the upper offices from Building Three to Building One. If possible, the relocated offices should not impair the view from the apartment units to the south. This would provide an opportunity to break the roof line of both buildings.

Design Committee Minutes
1997 October 28

5) cont'd/

2. Extending the elevator and stairwells above the roof line and creating "towers". These extensions would introduce further relief and perhaps provide new or improved signage opportunities.
3. Screening the rooftop mechanical equipment. This is particularly important to the occupants in the adjacent apartments. Site line studies are requested to demonstrate the possible effect on the apartments and to determine how visible the equipment would be from the northwest when approaching the site from that direction.
4. Softening the building materials as discussed.

Mr. Hoffart left the meeting with a clear understanding of the Committee's views. The more technical items identified at the last meeting can be resolved as the project moves forward. In the meantime, the Committee awaits a response to the above comments.

6) (97 111195 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF GOLDEN DRIVE WEST OF UNITED BOULEVARD AT 160 GOLDEN DRIVE - SECOND REVIEW

The Committee reviewed the plans received in the Planning and Development Department September 17, 1997, and the coloured elevations submitted on October 16, 1997.

The Committee recommends acceptance of the proposed building.



Neil Maxwell
Secretary

NM/lmc

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-3

1997 November 19, 1997

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - NOVEMBER 19, 1997**

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Wednesday, November 19, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)

Mr. B. Aichberger

Mr. A. Smode

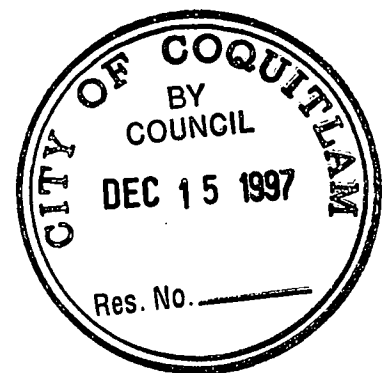
GUESTS:

Mr. R. Hoffart

Mr. F. Jaremchuk

STAFF:

Mr. N. Maxwell



1) (97 109438 DP) PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF TUPPER AVENUE AND BLUE MOUNTAIN STREET AT 910 TUPPER AVENUE - SECOND REVIEW

The Committee reviewed the plans received in the Planning and Development Department on September 25, 1997 and the revised coloured perspective submitted on October 01, 1997.

The Committee recommends acceptance of the project subject to the applicants confirming that the refuse enclosure will be compatible with the building design and that taller plant material will be installed adjacent to it to better screen it from view. The foregoing matters can be resolved to the satisfaction of the General Manager Planning and Development Department.

Design Committee Minutes
1997 November 19

2) (97 112572 DP) PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE PETRO CANADA SERVICE STATION ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND BLUE MOUNTAIN STREET AT 948 AUSTIN AVENUE - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on November 05, 1997.

The Committee finds the proposal generally acceptable, however, would request consideration of the following:

- 1) introducing glazing onto the north-west corner of the building;
- 2) raising the canopy height another six inches.

In addition to the above, the Committee requests information on the colour of the overhead doors.

3) (97 112427 DP) PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE PETRO CANADAGAS STATION AT 556 CLARKE ROAD - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on October 31, 1997.

The Committee recommends acceptance of the proposed works subject to the canopy height being adjusted upwards by six inches.

4) (97 111632 DV) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL PROJECT ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND BROMLEY STREET AT 2644 AUSTIN AVENUE - THIRD REVIEW

The Committee reviewed the plans presented at this meeting and the coloured information submitted on October 7, 1997.

The project architect, Mr. Ron Hoffart, and the owner, Mr. F. Jaremchuk, were in attendance to discuss with the Committee their previous comments and to present the latest drawings. After discussing the design revisions, Mr. Hoffart and Mr. Jaremchuk left the meeting.

Design Committee Minutes
1997 November 19

4) cont'd/

The Committee noted the significant plan adjustments which are in response to their past concerns. The building massing and overall appearance is much more interesting. The new design direction is to be complemented and pursued further. The areas where further consideration or refinement are warranted are as follows:

- 1) the number of building elements;
- 2) the size and location of the columns as discussed;
- 3) the roof elements. Can they be utilized to house some of the rooftop equipment?
- 4) the large openings to the parking on the rear of Building One.

5) (97 112626 DP (HP)) PRELIMINARY REVIEW OF PROPOSED CARPORT ENCLOSURE FOR OUR LADY OF LOURDES PARISH AT 830 LAVAL SQUARE

The Committee reviewed the plans and photographs received in the Planning and Development Department on October 29, 1997.

The Committee supports the infilling of the carport, however, the exterior materials should be consistent with the finishes on the church. With the foregoing in mind, the base of the carport should have a smooth stucco finish and the body be a heavy textured stucco. The colours of course should also match the church, darker on the base and white on the walls.

In summary, the Committee recommends acceptance of the alterations subject to the above comments first being resolved to the satisfaction of the General Manager Planning and Development.



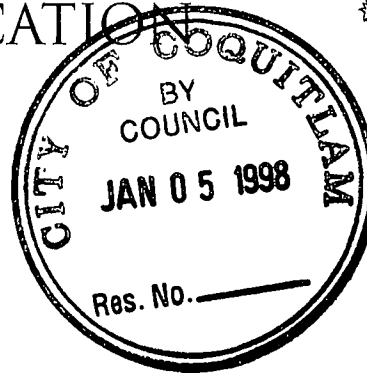
Neil Maxwell
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1997 December 02

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - DECEMBER 02, 1997

A meeting was held in the Development Services Department Conference Room at 6:30 p.m. on Tuesday, December 02, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. W. Haley, Acting Chair
Mr. B. Aichberger
Mr. A. Smode
Mr. P. Kwasnicky

GUESTS:

Mr. R. Hoffart
Mr. F. Jaremchuk

STAFF:

Mr. N. Maxwell

Design Committee Minutes
1997 December 02

**1. (97 112848 RZ) PRELIMINARY REVIEW OF PROPOSED CHURCH ON THE
NORTHEAST CORNER OF OZADA AVENUE AND PIPELINE ROAD AT 3129
OZADA AVENUE - FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured elevation drawings and model photo study all received in the Development Services Department on November 20, 1997.

The Committee finds the design theme to be quite acceptable. There were, however, a few areas where additional information or reconsideration is felt to be warranted. These areas are:

- 1) The colour scheme and building materials. A sample board is requested to confirm the materials, texturing; etc.
- 2) The fencing and landscaping. Site photographs are requested to confirm the condition of the existing fencing and the extent of the hedging and trees to be retained. In addition a durable, low growing ground cover is felt to be more appropriate than lawn, in the areas beyond the wheel stops.
- 3) The garbage enclosure. The location should be reconsidered.
- 4) The number of classrooms. Information on the extent of this operation is requested noting that an outdoor amenity space should be provided for the children.

In addition to the above, the Committee requests the submission of the model to assist them in their review of this project.

**2) (97 111632 DV) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL
PROJECT ON THE SOUTHEAST CORNER OF AUSTIN AVENUE AND
BROMLEY STREET AT 2644 AUSTIN AVENUE - FOURTH REVIEW**

The Committee reviewed the plans received in the Planning and Development Department on November 19, 1997 and the coloured information and additional plans submitted at this meeting.

The project architect, Mr. R. Hoffart, and the applicant, Mr. F. Jaremchuk, were in attendance to discuss with the Committee their previous comments and to present the latest plans. After considerable discussion on the various aspects of the modified design, Mr. Hoffart and Mr. Jaremchuk left the meeting.

Design Committee Minutes
1997 December 02

2) cont'd/

The Committee is very pleased with how the design has evolved and with the co-operation received from the designer and the applicant. The project is now to a level of design which can be supported in preliminary by the Committee, while noting that the eastern elevation of Building Three (IGA) requires further refinement. This elevation does not have the same level of detail as the other elevations and should be more human in scale. Also the building materials and colours must be confirmed with a material sample board.

In summary, the Committee recommends acceptance of the project in preliminary and will be looking for a response to the above matters at the building permit application stage.

3) (97 107621 AM) REVIEW OF PROPOSED CHANGES TO THE "HENDERSON CENTRE" PROJECT CURRENTLY UNDER CONSTRUCTION AT 1151 PINETREE WAY

The Committee reviewed the previously approved colour scheme and the applicants' proposed modifications received in the Planning and Development Department on December 02, 1997.

The Committee recommends acceptance of the requested changes to the base brick colour as well as the colour of the mullions and entrance feature. It was noted that the applicants should also review the yellow stucco colour in light of the modifications approved above.

4) (97 112713 DP) PRELIMINARY REVIEW OF THE PHASE 3 WORKS FOR MAILLARDVILLE HERITAGE SQUARE AT 1120 BRUNETTE AVENUE - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on November 13, 1997.

The Committee recommends acceptance of project in preliminary while noting that care must be taken in the detail work. When the project proceeds to the working drawing stage, the Committee will be looking for the construction details in the building permit submission.

Design Committee Minutes
1997 December 02

5) (97 112982 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2714 BARNET HIGHWAY - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on December 01, 1997, and the colour information submitted previously.

The Committee recommends acceptance of the project while questioning the need to raise the side elevations by 2 feet 4 inches as indicated on the drawings.

6) (97 113036 CN) BUILDING PERMIT REVIEW OF A PROPOSED "CORNER STORE" ON THE NORTH-WEST CORNER OF PANORAMA DRIVE AND EAGLE MOUNTAIN DRIVE AT 2591 PANORAMA DRIVE - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on December 01, 1997, and the colour information submitted previously.

The Committee recommends acceptance of the project subject to the applicant first resolving the following matters to the satisfaction of the Manager of Development Services:

- 1) The colour of the railing has not been identified;
- 2) The intended signage. Where are the signs to be located and how are they to be integrated into the building design?



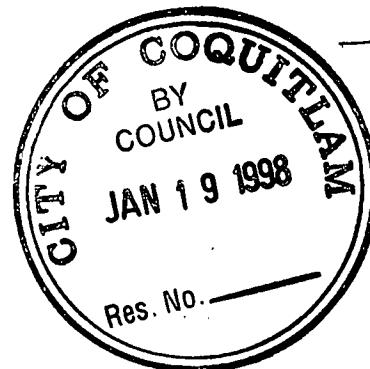
Neil Maxwell
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1997 December 16

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - DECEMBER 16, 1997

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, December 16, 1997, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. W. Haley
Mr. P. Kwasnicky
Mr. A. Smode

GUESTS:

Mr. R. Isaac-Renton

STAFF:

Ms. D. Day
Mr. N. Maxwell
Mr. K. Wright

**Design Committee Minutes
1997 December 16**

**1) (97 112848 RZ) PRELIMINARY REVIEW OF PROPOSED CHURCH ON THE
NORTHEAST CORNER OF OZADA AVENUE AND PIPELINE ROAD AT 3129
OZADA AVENUE - SECOND REVIEW**

The Committee reviewed the plans received in the Planning and Development Services Department on November 20, 1997 and the photo study presented at this meeting.

Mr. R. Isaac-Renton, the project architect, and three members from the church congregation were in attendance to respond to the Committee's earlier questions. After explaining the revisions and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project in preliminary while noting the following:

- 1) the use of brick to enclose the refuse bins is welcomed however further review of the ultimate location is still warranted. In any case, the height of the proposed hedge in this same area should be lowered to open up the sight lines into the parking lot.
- 2) the condition of the existing fence along the east lot line must be confirmed to ensure that privacy is being maintained for the adjoining residential lot.
- 3) building and site lighting must be carefully considered. The building lighting can be utilized to highlight several of the architectural features. The direction and power of the parking lot lighting must also be chosen with care so as not to overpower the neighbouring lots yet be strong enough to help in reducing potential vandalism.
- 4) information on ventilation equipment, grillwork etc. is to be confirmed.

If the development proceeds to the building permit application stage, the Committee will be looking for a response to the above items.

2) MEETING DATES FOR 1998

The Committee confirmed the following Tuesdays, as the meeting dates for 1998:

January 6	May 5	September 8
January 20	May 19	September 22
February 3	June 2	October 6
February 17	June 16	October 20
March 3	July 7	November 3
March 17	July 21	November 17
April 7	August 4	December 1
April 21	August 18	December 15

Design Committee Minutes
1997 December 16

**3) DISCUSSION ON DESIGN COMMITTEE TERMS OF REFERENCE,
OPERATIONS AND MEMBERSHIP**

Ms. D. Day, General Manager of Planning and Development, along with Mr. K. Wright, Manager of Development Services, were in attendance to discuss the above topic with the Committee. The discussion centred generally on their role in providing design advice to Council and to staff on planning and building permit applications as well as the membership composition and various committee procedures.



Neil Maxwell
Secretary

NM/ms

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1998 January 06



T-3

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - JANUARY 06, 1998

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, January 06, 1998, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. A. Smode

GUESTS:

Mr. Don Taylor
Mr. Bill Low

STAFF:

Ms. L. Giesbrecht

1) (97 112804 DV) PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE EXISTING DAY-CARE BUILDING AT 1438 PINETREE WAY - FIRST REVIEW

The Committee reviewed the plans and coloured information received in the Planning and Development Department November 18, 1997.

The Committee recommends acceptance of the proposed addition.

2) **(97 111273 AO) BUILDING PERMIT REVIEW OF THE PROPOSED ALTERATION AND ADDITION TO THE EXISTING GAS STATION AT 750 LOUGHEED HIGHWAY - SECOND REVIEW**

The Committee reviewed the plans and coloured information received earlier in the Planning and Development Department, the plans received December 17, 1997, and the colour samples received December 09, 1997.

The Committee finds the proposal generally acceptable and feels the use of the darker colour on the bottom portion of the building to be quite appropriate. However, the Committee requests the applicant reconsider the use of such a light colour on the upper portion of the structure given the buildings proportions. The Committee also requests clarification as to the proposed colour of the window mullions given the revised colour scheme.

3) **PRELIMINARY REVIEW OF THE PROPOSED ADDITION TO THE EXISTING SCHOOL AT 2161 REGAN AVENUE - FIRST REVIEW**

The Committee reviewed the plans received in the Planning and Development Department January 05, 1998 and the colour information presented at this meeting.

The project architect, Mr. Don Taylor, and a representative from the school board, Mr. Bill Low, were in attendance to present the plans and coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions the delegation left the meeting.

The Committee thanks the delegation for their thorough presentation. While the Committee understands and appreciates the budget restraints faced by the applicants, the Committee requests consideration be given to the following:

- 1) the submission of an integrated painting scheme for the entire building to be presented at the next meeting.
- 2) "livening up" both the north and east elevations of the gym portion of the building at building permit application stage.
- 3) the submission of an integrated landscape plan to enhance the overall presentation once issues with regard to the various City departments have been addressed. Clarification as to the future of the chain link fence along Como Lake Avenue is also requested at the building permit application stage.

Design Committee Minutes
1998 January 06

4) (97 113448 AO) BUILDING PERMIT REVIEW OF THE PROPOSED ADDITION TO THE EXISTING INDUSTRIAL BUILDING AT 1200 UNITED BOULEVARD - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department December 22, 1997 and the colour information received January 6, 1998.

The Committee would like to commend the applicants on their efforts to integrate the addition into the existing building design. The Committee recommends acceptance of the proposed addition.

5) (97 113461 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED CELLULAR ANTENNA SHROUD AT 1048 KING ALBERT - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department December 22, 1997 and the colour information received December 10, 1997.

The Committee finds the proposal generally acceptable. However, additional information is felt to be warranted in the following areas:

- 1) The type of fibreglass proposed. A brochure detailing the type of material is requested to confirm the integrity and profile of the fibreglass.
- 2) The proposed material, as detailed on drawing S6 detail 1, for the lower half of the shroud. Clarification is requested.
- 3) Drawing consistency. The enhanced drawings shows flashing on the top of the shroud, however, the use of flashing is not shown on the architectural detail. The Committee would like to see flashing used in the manner proposed on the patio enhanced drawing.



Laura Giesbrecht
Acting Secretary

LG/lmc